



**29 The Meadows,  
Burringham, DN17 3LW**

- A well-presented two-bedroom bungalow positioned in a peaceful cul de sac in the village of Burringham. Briefly comprising of an inner hallway, dining kitchen, lounge/diner, conservatory, two bedrooms and a family bathroom. To the front of the property there is a lawned garden and large driveway leading to a detached single garage. To the rear is a low maintenance astro turf lawn, a raised decked area with balustrade round giving access to the conservatory. All enclosed with a wooden fence. ●
- Two bedroom detached bungalow. - Dining kitchen. - Lounge/ dining room. - Two bedrooms/ family bathroom. - Conservatory. - Large driveway. - Single garage. ●

**Price Region: £197,000**



**DETACHED BUNGALOW**

**PROPERTY DESCRIPTION.** A well presented two bedroom bungalow positioned in a peaceful cul de sac in the village of Burringham. Briefly comprising of an internal hallway, dining kitchen, lounge/diner, conservatory, two bedrooms and a family bathroom. To the front of the property there is a lawned garden and large driveway leading to a detached single garage. To the rear is a low maintenance astro turf lawn, a raised decked area with balustrade round giving access to the conservatory. All enclosed with a wooden fence. GFCH. Contact Agents to arrange a viewing.

**INTERNAL HALLWAY** Internal hallway leading to reception rooms and bedrooms.



**DINING KITCHEN 15' 11" x 9' 1" (4.866m x 2.769m)**  
Upvc side entrance door. A range of cream fitted base and wall cupboards with drawers. Worktops incorporating a single bowl drainer sink with mixer tap over. Induction hob with extractor fan above. Built in oven and microwave. Intergrated dishwasher, fridge/freezer and washing machine. Laminate floor. Radiator.



**LIVING DINING ROOM 20' 4" x 10' 4" (6.218m x 3.156m)**

Front facing window. Television point. Built in storage.



**BEDROOM 1. 6' 5" x 10' 4" (5.026m x 3.151m)**

Master bedroom previously two bedrooms which could be re-instated. Double aspect windows. Radiator.



**BEDROOM 2. 12' 6" x 8' 5" (3.823m x 2.575m)**

Rear facing personal door with side screen leading to conservatory. Radiator.



**BATHROOM 8' 4" x 8' 3" (2.543m x 2.537m)**

Side facing window. Vanity unit incorporating hand wash basin and WC with storage under and display top. Corner bath with shower over. Floor to ceiling built in storage. Half tiled walls. Radiator.



**CONSERVATORY 11' 5" x 11' 1" (3.489m x 3.387m)**

Brick built base with triple aspect windows and side facing French doors leading to decked area and garden.



**OUTSIDE.**

To the front of the property is a lawned garden and driveway with a fenced boundary. The driveway has parking for several vehicles and leads to a detached single garage. To the rear of the property is a low maintenance garden, decked seating area with balustrade round. All enclosed with a wooden fence.



**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council.

**COUNCIL TAX:** Band: C.

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236